



~~May 18, 2004 CPC~~
July 20, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0232

Douglas Sowers

Matoaca Magisterial District
Watkins Elementary, Midlothian Middle and Midlothian High School Attendance Zones
West line of Otterdale Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12) of 242.3 acres with Conditional Use Planned Development to permit exceptions to Ordinance requirements. **THIS REQUEST LIES WITHIN THE UPPER SWIFT CREEK PLAN AREA AND WAS FILED AFTER FEBRUARY 11, 2004.**

PROPOSED LAND USE:

A mixture of residential uses, to include single family and cluster homes, along with supporting recreational uses is planned. The applicant has agreed to limit development to a density of 2.0 dwelling units per acre, yielding approximately 484 dwelling units.

RECOMMENDATION

Staff and the applicant continue to discuss conditions affecting this request. Staff recommends that this request be deferred to provide additional time to continue these discussions.

CASE HISTORY

Planning Commission Meeting (5/18/04):

At the request of the applicant, the Commission deferred this case to the Commission's July 20, 2004, public hearing.

Staff (5/19/04):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 24, 2004, for consideration at the Commission's July public meeting. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (6/9/04):

The deferral fee was paid.

Meeting with Area Property Owners, Applicant, Staff and Matoaca District Commissioner (6/9/04):

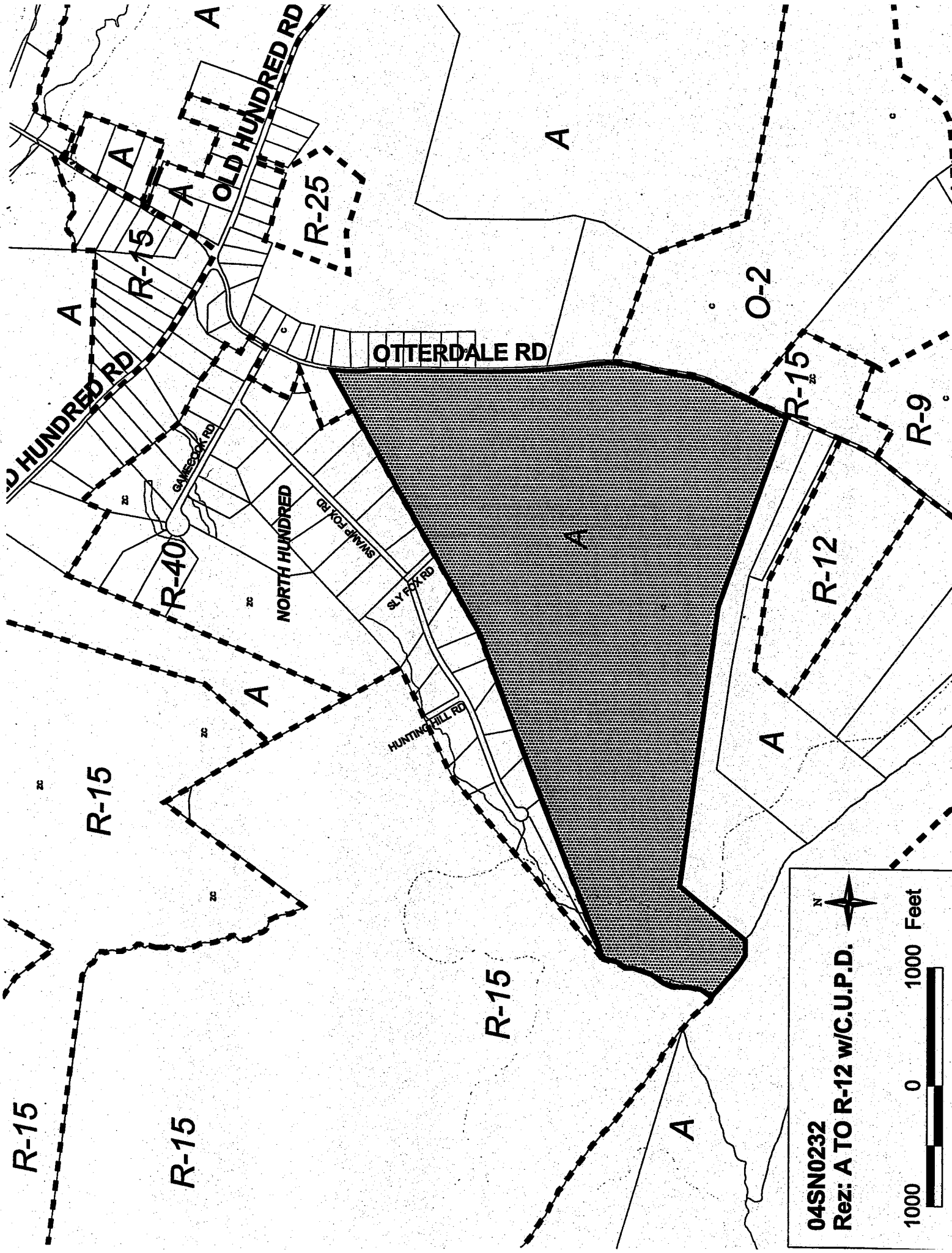
A meeting was held to discuss the request. Concerns expressed by area property owners included impacts on transportation and schools, availability of public utilities to North Hundred Subdivision, a potential road connection to North Hundred Subdivision, condominium development and the size and number of lots as well as buffers adjacent to North Hundred Subdivision. The applicant agreed to proffer larger lot sizes and a maximum number of lots adjacent to North Hundred Subdivision as well as a buffer between the developments, and to preclude any road connection to Sly Fox Road within the North Hundred Subdivision.

Applicant (6/21/04):

The applicant withdrew the exception to permit condominiums with this request.

Applicant, Staff and Matoaca Planning Commissioner (6/30/04):

A meeting was held to discuss transportation improvements and park needs along Swift Creek. It was generally agreed that the applicant and the Transportation Department would continue discussions relative to the proffered conditions to clarify the applicant's intent.



04SN0232
Rez: A TO R-12 w/C.U.P.D.

